

CITY OF PROVIDENCE BUILDING BOARD OF REVIEW

JUN 26 2026

Received

APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE

Check Type of Building Board Application:

- ☒ Variance – variation from, or modification of, certain sections of the RI State Building Code
- ☐ Appeal of a decision of the Building Official

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Luis Diaz Applicant Mailing Address _____

Email: [REDACTED] Street: [REDACTED]

Phone: [REDACTED] City, State, Zip: [REDACTED]

Owner: Same Owner Mailing Address _____

Email: _____ Street: _____

Phone: _____ City, State, Zip: _____

Appellant: _____ Appellant Mailing Address _____

Email: _____ Street: _____

Phone: _____ City, State, Zip: _____

Attorney: _____ Attorney Mailing Address _____

Email: _____ Street: _____

Phone: _____ City, State, Zip: _____

1. Subject Department of Inspection + Standards Permit Number: N/A

2. Street Address of Subject Property: 121 Grand View ST

Assessor's Plat and Lot Numbers of Subject Property: AP 5, Lot 542

3. Base Zoning District(s): R-3

Overlay District(s): N/A

4. Date owner purchased the Property: 1-30-2022

5. Building construction type(s): VB

6. Dimensions of each lot:

Lot # _____	Width _____	Depth _____	Total area <u>4000</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

7. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1,250</u>	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

8. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>Same</u>	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

9. Present Legal Zoning Use of the Property: (2) family Dwelling

10. Proposed Zoning Use of the Property: (3) Family dwelling

11. Number of Parking Spaces:

of existing spaces _____ # of proposed spaces _____

12. Are there outstanding violations concerning the Property under any of the following:

☐ Providence Zoning Ordinance ☐ RI State Building or Property Maintenance Code(s)

13. Summarize all changes proposed for the Property (use, construction/renovation, site alteration):

Interior lower level alterations to convert into a third dwelling unit.

14. If application is for variance, list RI State Building Code Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)</u>
<u>420.4</u>	<u>Automatic sprinklers</u>
<u>903. 2.8</u>	<u>Use Group R- Sprinklers</u>
<u>1011.6</u>	<u>Existing Stairway landing depth < than 36"</u>
<u>1011.5.2</u>	<u>Existing Stairs treads and Risers.</u>
<u>3404.1</u>	<u>Existing Buildings.</u>
_____	_____
_____	_____

QUESTIONS 15 AND 16 TO BE ANSWERED ONLY IF APPLICATION IS AN APPEAL

15. IF application is an appeal of a decision of the Building Official, please indicate if:

☐

Appellant is the Owner of the subject Property

☐

Appellant is an aggrieved party that is not the Owner of the subject Property

16. IF application is an appeal of a decision of the Building Official, please indicate the grounds for the appeal:

**IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.**

The undersigned acknowledge(s) and agree(s) that members of the Building Board of Review and its staff may enter upon the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible for any false statements.

Owner(s):

Luis Diaz

Type Name

Signature



Type Name

Signature

Applicant(s)/Appellant(s):

Luis Diaz

Type Name

Signature



Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

Please contact the Office of the Boards of Review with questions:

Telephone – 401-680-5375

Email – bsath@providenceri.gov

A fillable PDF copy of this document can be found online at the Boards of Review webpage linked from the Department of Inspection + Standards: <https://www.providenceri.gov/inspection-standards/>

NOTICE OF REFUSAL OF PERMIT APPLICATION		CITY OF PROVIDENCE		APPLICATION DATE	APPLICATION NO
		DEPT OF INSPECTIONS AND STANDARDS 750 Allens Ave. - Providence, RI 02905		02/04/2026	BLDG-26-124
				DATE OF REFUSAL	APEAL FEE
				06/16/2026	\$140
LOCATION 121 Grandview St. Providence, RI 02906			PAGE NUMBER 1 of 1		
APPLICANT Luis Diaz		TITLE Applicant	ADDRESS [REDACTED]		
PROPERTY OWNER'S NAME Luis Diaz		PROPERTY OWNER'S FULL ADDRESS 121 Grandview St. Providence, RI 02906			
THE APPLICATION FOR A <u>CERTIFICATE OF OCCUPANCY</u> FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE RHODE ISLAND STATE CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS.					
SCOPE OF PERMIT: For interior alteration to change use from two-family dwelling to three-family dwelling.					
BUILDING DESCRIPTION: <u>Three (3) story, existing structure.</u>					
USE GROUP(S): <u>R-2 - Three dwelling units</u>			TYPE OF CONSTRUCTION: <u>V-B (Existing)</u>		
LOCATION OF SPRINKLERS (IF ANY): <u>N/A</u>			C.O. REQUIRED: <u>YES</u>		
FLOOR AREAS / USES First Floor: 1100 Square Feet / Residential Unit #1 Second Floor: 1100 Square Feet / Residential Unit #2 Third floor: 1100 Square Feet / Residential Unit #3					
Has the proposed scope of work been completed? ☒ Yes ☐ No Has a violation been noted for this property? ☐ Yes ☒ No					
RISBC-1 Rhode Island Building Code (S10-RICR-00-00-1)		CODE SECTIONS AND REASONS FOR REFUSAL			
Section 3404.1		Alterations Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.			
Section 420.4		Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.			
Section 903.2.8		Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.			
**		Whereas, No fire suppression system is proposed.			
Section 1011.5.2		Riser height and tread depth. Stair riser heights shall be 7 inches (178 mm) maximum.			
**		Whereas, the proposed risers are 8 inches high.			
Section 1011.5.2		Riser height and tread depth. Rectangular tread depths shall be 11 inches (279 mm) minimum.			
**		Whereas, the proposed treads are 9 inches deep.			

Discipline: --Building Code--

Signed

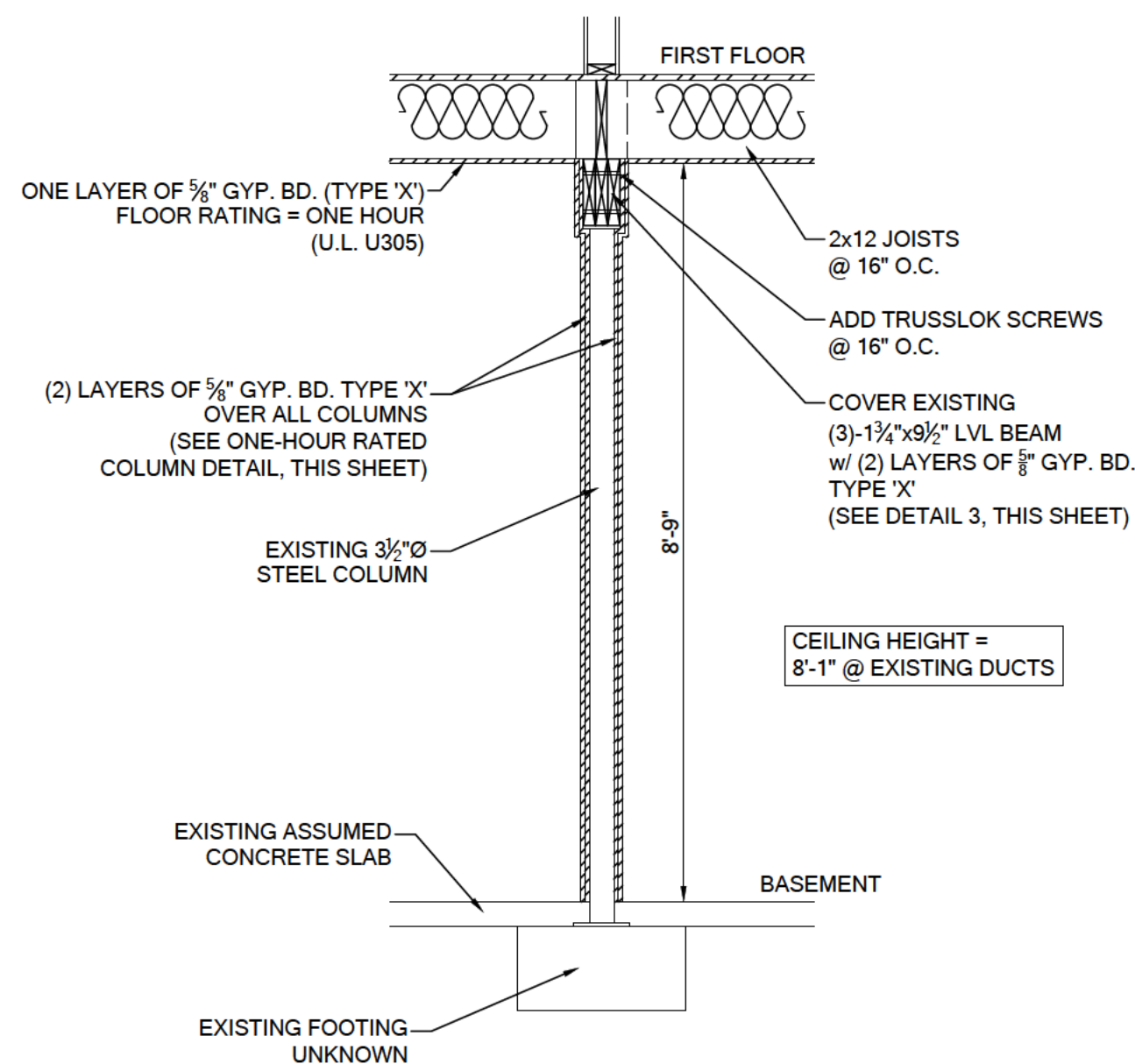
Yaniv Ein-Gal
Plan Examiner Supervisor

Signed

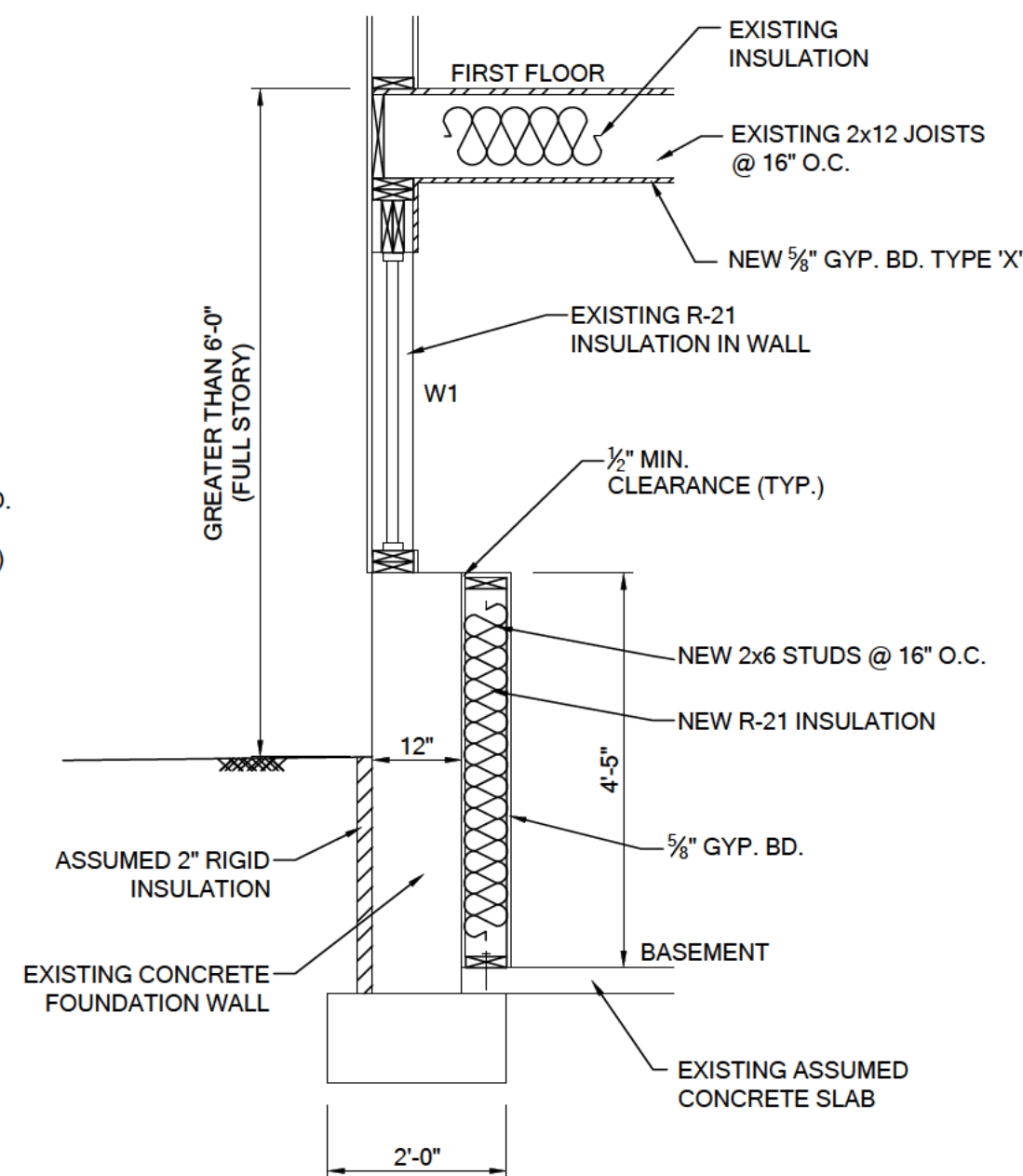
John Botelho
Building Official

☒ Applicant ☐ Property Owner

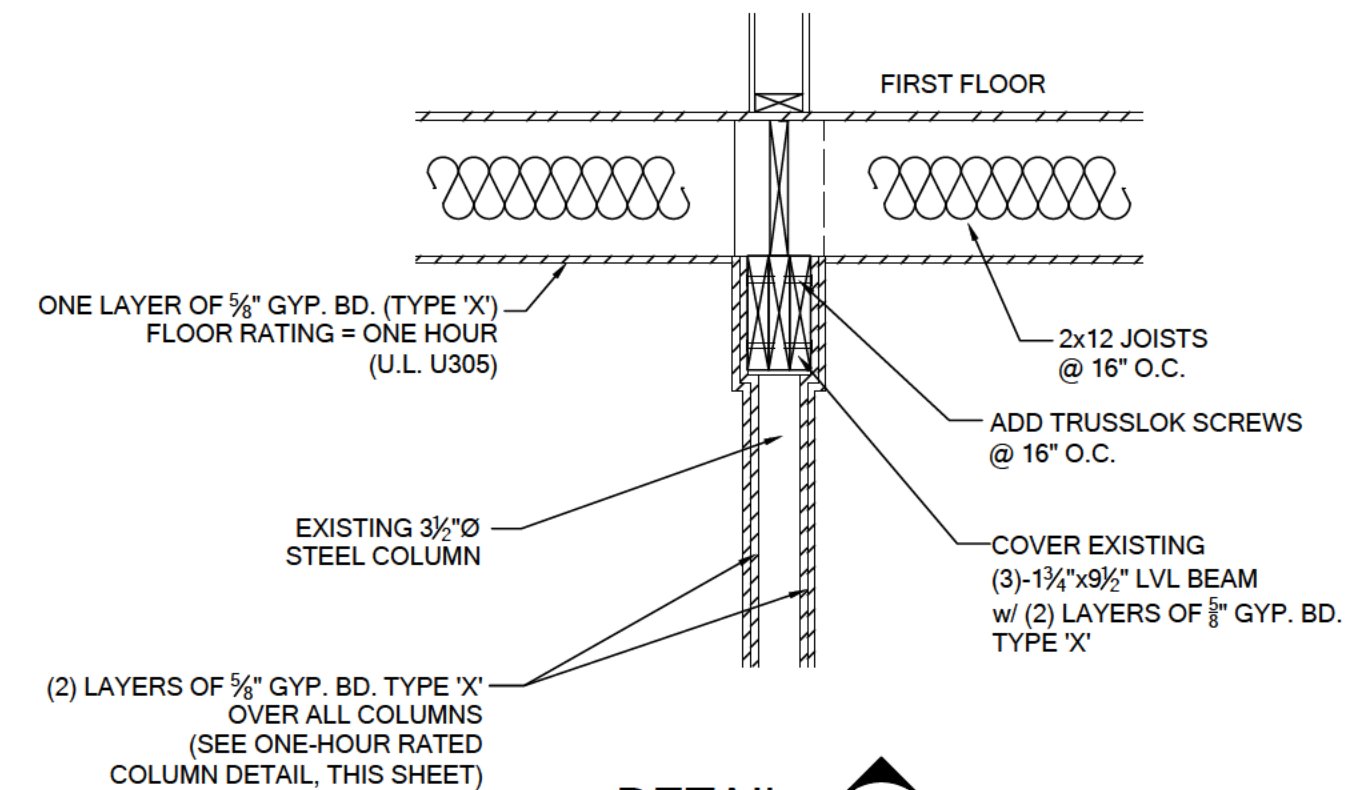
DIS BDR REFUSAL FORM August 2024



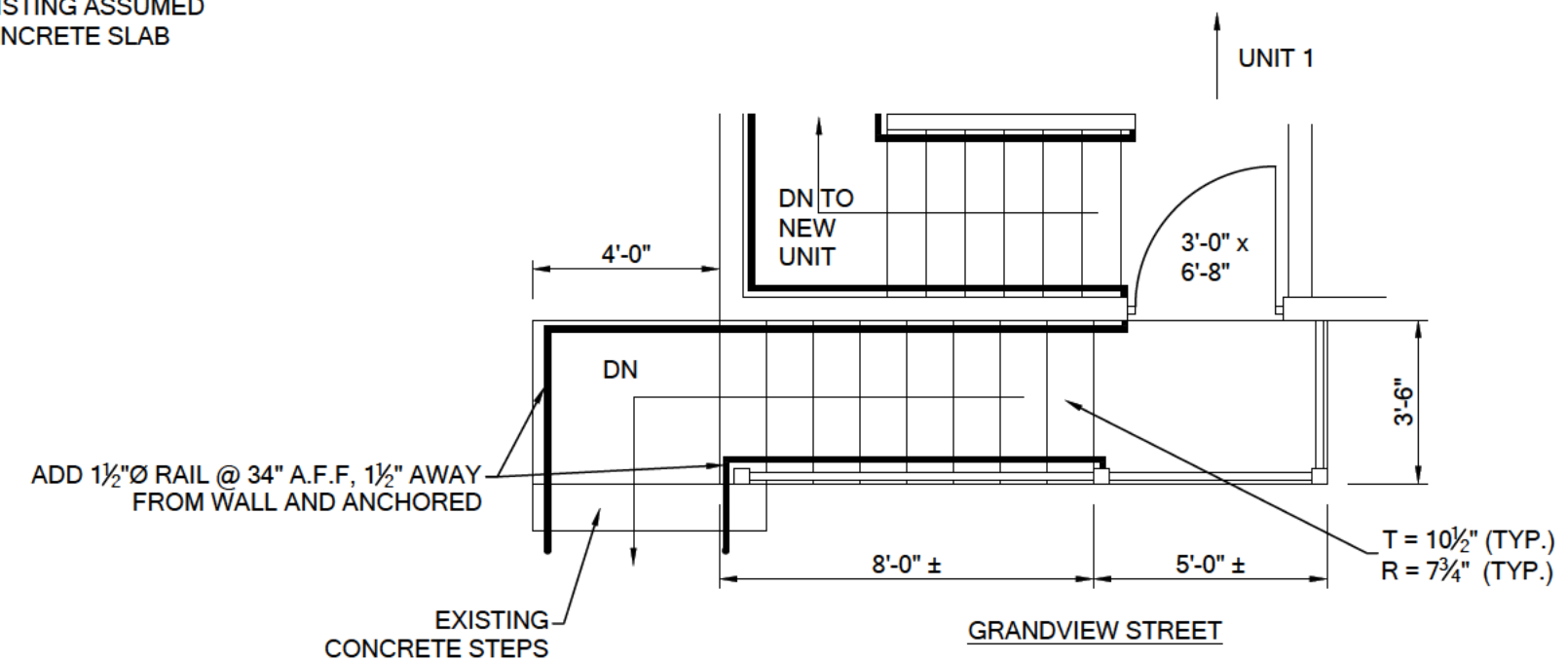
SECTION 1
SCALE: $\frac{1}{2}$ " = 1'-0"



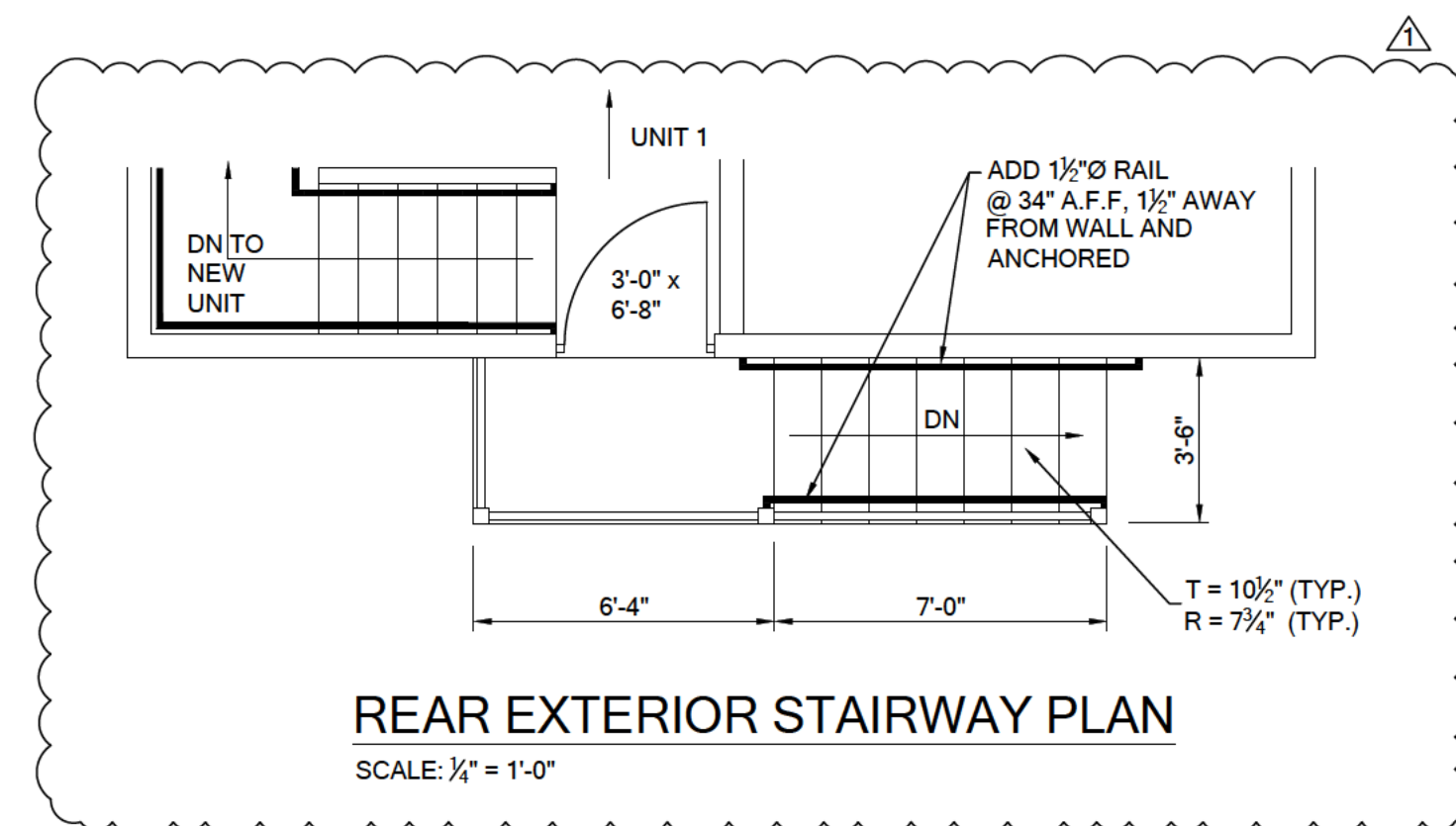
SECTION 2
SCALE: $\frac{1}{2}$ " = 1'-0"



DETAIL 3
SCALE: $\frac{3}{4}$ " = 1'-0"



FRONT EXTERIOR STAIRWAY PLAN
SCALE: $\frac{1}{4}$ " = 1'-0"



REAR EXTERIOR STAIRWAY PLAN
SCALE: $\frac{1}{4}$ " = 1'-0"

**ONE HOUR RATED COLUMN,
USING CHAPTER 7 OF THE IBC / 2021 FOR
CALCULATING THE TIME ASSIGNED FOR ENCLOSURE MATERIALS**
SCALE: $\frac{1}{2}$ " = 1'-0"

FIRE RATING OF WOOD FRAME ELEMENTS ASSEMBLIES

SECTION 722.6.2.1 ALLOWS THE FIRE RATING TO BE EQUAL TO THE SUM OF THE TIME ASSIGNED TO THE MEMBRANE OF THE FIRE-EXPOSED SIDE.

TABLE 722.6.2(1)

$\frac{5}{8}$ " GYP. BD. TYPE 'X' - TIME ASSIGNED = 40 MIN.

THUS, TWO LAYERS OF $\frac{5}{8}$ " GYP. BD. TYPE 'X' APPLIED WILL YIELD 80 MINUTES OF FIRE RATING WHICH IS GREATER THAN THE REQUIRED 60 MINUTES.

**PROPOSED BASEMENT UNIT
121 GRANDVIEW STREET
PROVIDENCE, RHODE ISLAND**

DRAWN BY:
MGL

CHECKED BY:
RJL

LOQA ENGINEERS, LLC
CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rjloqa@verizon.net



FOR ENGINEERING ONLY

SCALE:
AS NOTED

CONTENTS:
**DETAILS & EXIT
STAIRWAY PLANS**

REV:
05/08/2026

DATE:
JANUARY 2026

SHEET NO:
S200